

Indiana Brownfields Conference 2006

Creative Local Programs



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Creative Local Brownfield Programs

What creative approaches has Indianapolis taken?

- **Indy/LISC Neighborhood Brownfield Initiative**
- **Concentrated Efforts - 3 Corners of an Intersection**
- **Proactive Approach in Areas Ripe for Redevelopment**
- **Repeat Offenders**
- **Funding Creativity**
- **Insurance Cost Recovery**



Indy / LISC Neighborhood Brownfield Initiative

- Why?
 - In response to needs of local not-for-profit entities & smaller projects
 - 2002 - Mayor Peterson launched the public/private partnership with LISC
 - First time the City earmarked funding specifically for Brownfields redevelopment
 - Neighborhood Focus - Grants to nonprofits to act as an incubator for projects that otherwise may not get off the ground: Assisting Neighborhood Revitalization
 - @ 14 CDCs well suited to identify community needs and desires



Indy / LISC

Neighborhood Brownfield Initiative

Brownfields

- How?
 - 30% of City Brownfields budget is earmarked directly for Neighborhood Brownfield Initiative
 - HUD CDBG funding allocation
 - Davis-Bacon prevailing wage constraint
 - Mechanics:
 - \$10,000 Maximum grant from City
 - REQUIRES \$1 for \$1 Match
 - LISC may supply match to not-for-profit applicant
 - Potential for \$10,000 from City and \$10,000 from LISC for up to \$20,000 grant
 - Selection Committee - DMD & LISC employees



Indy / LISC Neighborhood Brownfield Initiative

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- Who?
 - Selection Committee - DMD & LISC employees
 - (currently 8 members)
 - Distribute applications electronically
 - Circulate comments
 - Meet to discuss



Indy / LISC

Neighborhood Brownfield Initiative

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- What?
 - Types of Projects include: Assessment, Remediation & related project costs
 - In 2005 five projects received N.B.I. Grants totaling \$31,995
 - 4 different CDCs
 - SEND -
 - Klemm's Meat Market | 1821-1849 S. Shelby Street
 - Martindale Brightwood CDC -
 - 1101 East 16th Street | Tinker Flats
 - Near North CDC -
 - 1352 North Illinois | Michaelis Corporation
 - 2131-2152 North Meridian St.
 - East 10th Street Civic Association -
 - Three sites along E. 10th Street
 - 3125, 3201 & 3042 East 10th Street



Indy / LISC Neighborhood Brownfield Initiative

- Recent Projects (2005)
 - SEND / Klemm's Meat Market
 - \$8670



Indy / LISC Neighborhood Brownfield Initiative

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- Recent Projects (2005)
- Martindale-Brightwood CDC / Tinker Flats
 - \$5850 - Subsurface investigation in area of AST



Indy / LISC Neighborhood Brownfield Initiative

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- Recent Projects (2005)
 - Near North CDC
 - \$10,000 | Michaelis Corporation Site - 1352 N. Illinois St.



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Neighborhood Brownfield Initiative

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- Recent Projects (2005)
 - Near North CDC
 - \$4275 | Subsurface Investigation of UST
 - East 10th Street Civic Association
 - \$3200 | Phase I ESAs for 3 sites along 10th Street Corridor



Indy / LISC Neighborhood Brownfield Initiative

- Past Projects
 - Indianapolis Public Library Branch
 - East 38th Street Library Branch
 - 5452 E. 38th Street
 - \$15,000 for contaminated soils removal



State of Indiana Site Assessment Grant Initiative (SAGI) Site

- Past Projects
 - Indianapolis Public Library Branch
 - Haughville Library Branch
 - Former Shell Bulk Oil Facility
 - State of Indiana SAGI \$50,000



Concentrated Effort on 3 Corners 2460 North Delaware St.



- Former Dry Cleaners located in heart of Fall Creek Place
- RFP soon let for bid the Phase II Environmental Site Investigation and Site Impact Delineation
 - Health Risk Assessment Component
- Site comprised of 4 Parcels
- PCE in ground water flowing toward Fall Creek



Concentrated Effort on 3 Corners 2460 North Delaware St.



Concentrated Effort on 3 Corners

2460 North Delaware St.

Brownfields



Concentrated Effort on 3 Corners

2460 North Delaware St.



- Prior to redevelopment must assess and then remediate the contamination
- 1) Funding source for Assessment = EPA grant
 - @ up to \$75,000, or more
 - Delineate soil contamination
 - Delineate ground water contamination
 - Potential for indoor air impacts for neighboring homes - G W flow to west beneath Talbott St. homes
 - Human Health Risk Assessment
- 2) Funding source for remediation = to be determined
 - Perhaps new state SRGI



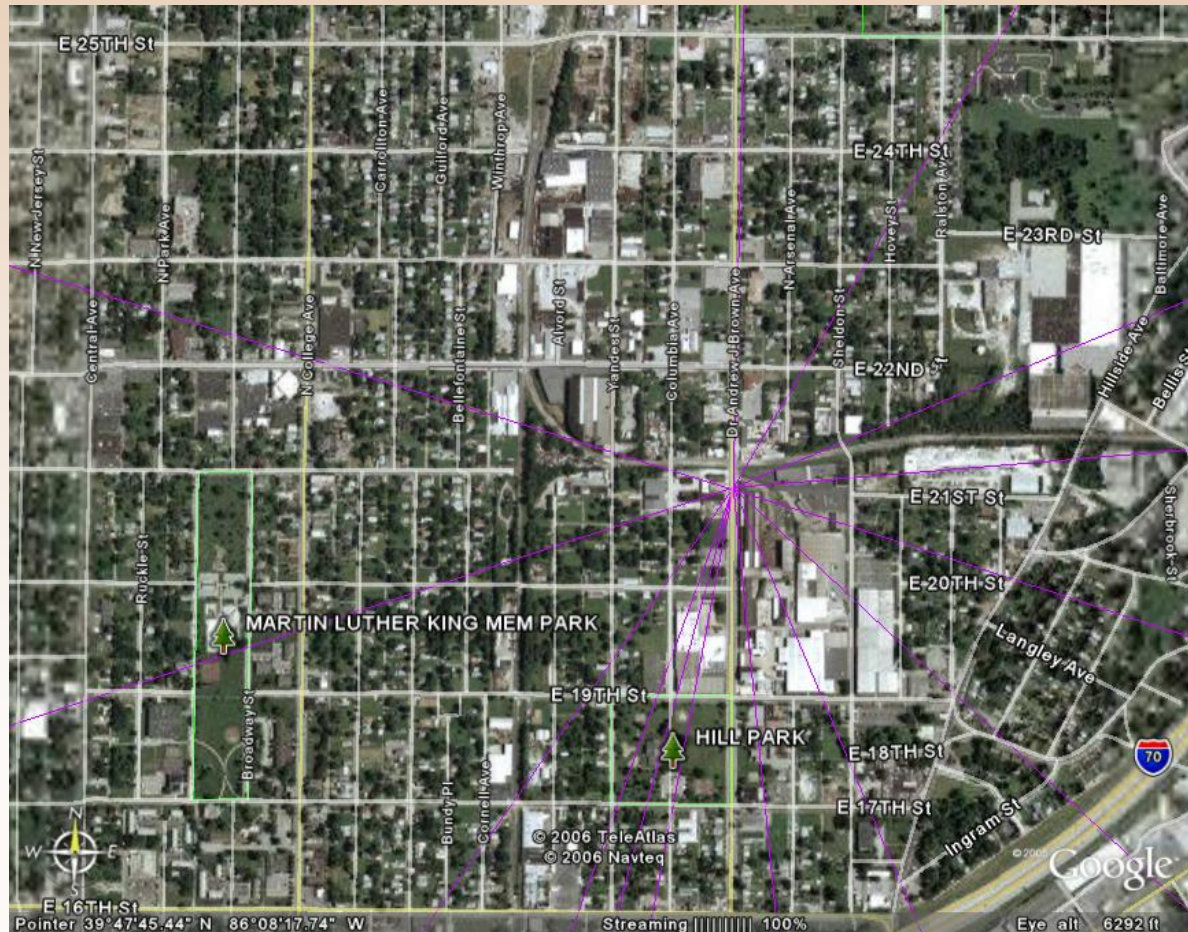
Concentrated Effort on 3 Corners

2455-57 North Delaware St.

- Live/Work town-homes currently under construction



Proactive Approach in Areas Ripe for Redevelopment (Preemptive Strike)

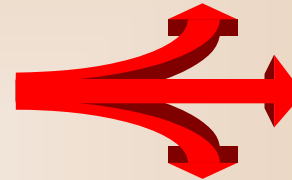


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Proactive Approach

Phase I Environmental Site Assessment - Area Survey



- 1921 parcels covering 520 acres (2/3 mile²)
- Martindale on the Monon
- Fall Creek Place 4th Edition
- And the blocks in between



Phase I Environmental Site Assessment - Area Survey



- This Phase I ESA Survey will screen the area for sites with potential environmental hazards.
- Phase I ESA Survey data collected from this survey will help identify commercial sites as well as current residential sites (with suspect past uses) that have environmental issues.
- This survey will provide a means to identify problems early in the area's redevelopment so that developers can approach the sites appropriately, and assign reuse plans consistent with any environmental hazards that are discovered.



Repeat Offenders The Usual Suspects



Repeat Offenders The Usual Suspects



- Metal Finishing business (merged in 1982, moved from 2422 Yandes in 1975)
- RFP soon to bid the Phase II Environmental Site Investigation and Site Impact Delineation
- TCE likely in ground water
- 2 Neighboring brownfields (north and south)
- Clayton LaSalle Park to the west



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Repeat Offenders The Usual Suspects



Repeat Offenders The Usual Suspects

- Clayton - LaSalle Park at present
- Potential to increase size by 40 to 50%
- Surrounded on 3 sides by brownfields
- Great potential to serve community



Repeat Offenders The Usual Suspects

- Different side of town, same story -
 - Imagine that... same polluter.....



- Issues:
 - Highly contaminated
 - Delinquent Taxes | Explore 2005 Brownfield Tax Reduction or Waiver **IC 6-1.1-45.5**
 - Potential meth lab location
 - Right of Entry
 - Find a way - Insurance Policies / Brush clearing funding /



Funding Creativity

Non-traditional \$ Sources

- **Keystone Enterprise Park (DNR Urban Forestry Grant)**
 - Phytoremediation Grant \$8000 IDNR/ \$8000 City Match
- **Citizens Gas**
 - Low/No Interest Loan for environmental component of redevelopment project
- **Insurance Cost Recovery**
 - Administrative Action to Trigger Policy
 - Must have policy # / Carrier



Thank You



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Indianapolis

